

**STAFF REPORT**  
**Lancaster Redevelopment Agency**

RCC 4
05/25/10
MVB

Date: May 25, 2010

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Acquisition of Real Property located at 44338 Beech Avenue**

---

**Recommendation:**

Approve the agreement for the acquisition of real property between the Lancaster Redevelopment Agency and Margaret Lynne Howard for property located at 44338 Beech Avenue. Funds will be expended from the budgeted Housing Bond Proceeds.

**Fiscal Impact:**

The total purchase price of \$340,000.00, plus closing costs will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Acct. No. 920-0802-822.

**Background:**

On June 23, 2009, the Agency Board directed staff to undertake actions necessary to implement and complete the approved Parkview Neighborhood Revitalization (PNR). The PNR is generally bounded by 10<sup>th</sup> Street West to Sierra Highway, and Avenue J to Avenue K.

The primary objectives for the PNR are to redevelop areas involving inconsistent patterns and densities of multi-family residential uses; to mitigate the conflict of uses between the incompatible nature of some of the uses (e.g. hospital, mobile home park, schools, commercial strip centers and residences); to develop programs for the redevelopment and rehabilitation of older commercial and residential properties; to enhance circulation and access; to ensure and facilitate the construction of new infrastructure to support neighborhood growth and future investment; and to create implementation tools and comply with environmental standards in order to realize the potential benefits from the resultant vision plan.

This property is located within the targeted multi-family residential areas on the east side of Beech Avenue. This property is of particular interest to the Agency's revitalization efforts because of the increased number of service calls to the Los Angeles County Sheriff's Department over the past several years especially those areas where higher density homes interface with commercial activity.

Margaret Lynne Howard owns a five-unit apartment complex located 44338 Beech Avenue that will be combined with adjacent properties and developed into single-family homes. An appraiser valued the property at \$340,000.00 and the owners are agreeable to selling the property to the City for the appraised value.

Attachment(s): Site Map